

TCP FEE \$	1539.00
FEE TOP \$	10.00
SIF \$	460.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 619 Silverado Dr. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-034-70-029 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1676  
 Subdivision Beehive Estates/The Orchard Sq. Ft. of Lot / Parcel 4877  
 Filing 0 Block 000 Lot 029 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2675  
 Height of Proposed Structure 19'

**OWNER INFORMATION:**

Name Village Homes of Colorado  
 Address 607 28 1/4 Rd. Suite 122  
 City / State / Zip Grand Junction, CO 81500

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Village Homes of Colorado  
 Address 607 28 1/4 Rd. St. 122  
 City / State / Zip Grand Junction, CO 81500  
 Telephone 970-683-4891

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35' (EMF-8)</u>	Special Conditions <u>engineered fault'n required;</u>		
Voting District <u>B</u>	Driveway Location Approval <u>CM</u> <small>(Engineer's Initials)</small>	<u>fire dept review required.</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/29/06  
 Department Approval [Signature] Date 8/31/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19441</u>
Utility Accounting <u>Coste Power</u>	Date <u>8/31/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

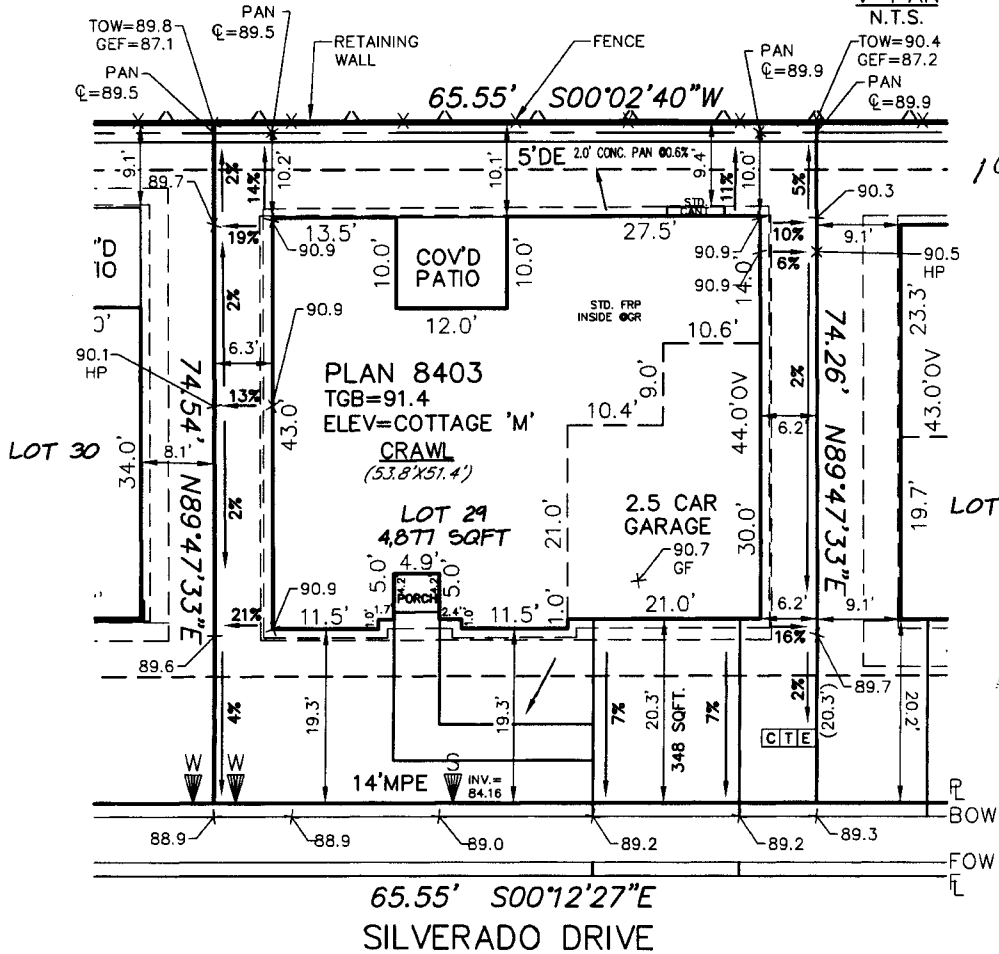
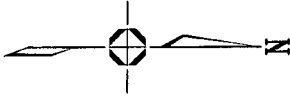
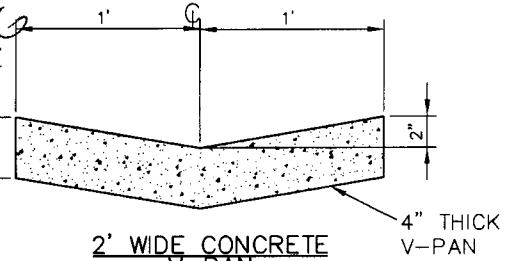
# PLOT PLAN FOR



LOT 29, SUBDIVISION BEEHIVE ESTATES SUBDIVISION,  
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
 ADDRESS 619 SILVERADO DRIVE / THE ORCHARD

LOT 29, AREA = 4,877± SQ. FT.  
 MODEL 8403 = 2,676± SQ. FT. W/ PORCH, PATIO & DRIVEWAY

*ACCEPTED JAR 8/23/06*  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*10' drainage easement*

*14' multi-purpose easement*

*drive on 8/20/06*

**NOT FOR CONSTRUCTION**

CARROLL & LANGE DOES NOT HAVE INFORMATION ABOUT REAR 10' DRAINAGE EASEMENT REDUCED TO 5' AND HOUSE IN 20' FRONT SETBACK

**GENERAL NOTES:**

- THIS PLOT PLAN DOES NOT SHOW LOCATION OF WINDOW WELLS. FOR THEIR LOCATION SEE STRUCTURAL ENGINEERED PLANS.
- THIS PLOT PLAN IS BASED ON INFORMATION PROVIDED TO CARROLL & LANGE BY THE BUILDER / DEVELOPER.
- DIMENSIONS SHOWN AROUND THE PERIMETER OF THE STRUCTURE ARE TO THE EXTERIOR FOUNDATION CORNERS.
- PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL FOUNDATION WALLS PER WARRANTEE REQUIREMENTS. (0.5% MINIMUM SLOPE FOR CONCRETE PANS.)
- THIS PLOT PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
- FOR QUESTIONS REGARDING THE FOUNDATION DURING EXCAVATION, FORM SETTING, AND HOUSE CONSTRUCTION REFER TO THE ENGINEERED FOUNDATION PLANS.
- BEFORE STAKING, THE BUILDER SHOULD VERIFY ALL HOUSE PLAN NUMBERS, DIMENSIONS, ELEVATIONS, AND SETBACKS TO THE PLOT PLAN. IF ANY DISCREPANCY EXISTS PLEASE CONTACT APPROPRIATE PERSON.
- DRIVEWAY SQUARE FOOTAGE CALCULATION IS BASED ON FOLLOWING ASSUMPTIONS:  
 -WIDTH= LENGTH=FACE OF GARAGE TO BACK OF WALK.  
 -AREA IN RIGHT OF WAY IS QUANTIFIED SEPARATELY. THIS IS A BASIC CALCULATION AND IS NOT AN ESTIMATE OF EXACT QUANTITIES REQUIRED.

LEVEL NOTES:	
BOW	+
HI	-
HUB ELEV	+ _____
HI	- _____
FILL	_____
CHECK IN	
HSE STK	: BY _____ DATE _____
HSE RESTK	: BY _____ DATE _____
FDN	: BY _____ DATE _____
ISP/GRD	: BY _____ DATE _____
HBW/GRD	: BY _____ DATE _____
REGRO	: BY _____ DATE _____
REGRO	: BY _____ DATE _____

NOTES OF CONCERN:

- LOCATE WATER METER PIT, LIGHT POLE, MANHOLES OR ANYTHING ELSE THAT MAY AFFECT THE DRIVEWAY LOCATION AND CALL OFFICE.

**LEGEND:**

- — — — — PROPERTY LINE
- — — — — EASEMENT
- BOW=BACK OF WALK
- FOW=FRONT OF WALK
- — — — — SETBACK
- ⊕ =ELEVATION ADJUSTING NUMBER
- — — — — FLOW LINE



**Carroll & Lange** LLC  
 Professional Engineers & Land Surveyors  
 165 South Union Blvd., Suite 156  
 Lakewood, Colorado 80228  
 (303) 980-0200

CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 OR 303-534-6700

IN METRO DENVER  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE  
 YOU DIG, GRADE, OR EXCAVATE FOR THE  
 MARKING OF UNDERGROUND MEMBER UTILITIES

**MINIMUM SETBACKS:**

FRONT: 20'  
 REAR: 10' SIDE: 5'  
 STREET SIDE: 20'  
 MIN BETWEEN STRUCTS.: 10'

SCALE: 1"=20'

DATE: 08-16-06 MLG  
 REV: 08-25-06 MLG  
 REV: 08-29-06 LC  
 JOB NO: 3659